

028.0

0001

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

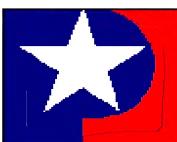
Total Card / Total Parcel

USE VALUE:

1,328,300 / 1,328,300

ASSESSED:

1,328,300 / 1,328,300



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
39		EVERETT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ANGELAKIS DIONISSIOS ET AL	
Owner 2:	
Owner 3:	
Street 1: 8 CAMBRIDGE ST	
Street 2:	

Twn/City: WINCHESTER	
St/Prov: MA	Cntry
Postal: 01890	Own Occ: N

Source: Market Adj Cost	Total Value per SQ unit /Card: 415.98	/Parcel: 415.98
Total Card	0.114	868,600
Total Parcel	0.114	868,600

PREVIOUS OWNER	
Owner 1: FREN ESTHER J/TR OF -	
Owner 2: SIDSAM NOMINEE TRUST -	
Street 1: 39 EVERETT STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: N
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 3193 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	4950.000	868,600	4,900	454,800	1,328,300	

Total Card	0.114	868,600	4,900	454,800	1,328,300	Entered Lot Size
Total Parcel	0.114	868,600	4,900	454,800	1,328,300	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 415.98		/Parcel: 415.98		Land Unit Type:

PREVIOUS ASSESSMENT							Parcel ID	028.0-0001-0019.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2022	104	FV	868,600	4900	4,950.	454,800	1,328,300	Year end
2021	104	FV	826,400	4900	4,950.	454,800	1,286,100	Year End Roll
2020	104	FV	823,600	4900	4,950.	454,800	1,283,300	Year End Roll
2019	104	FV	405,900	4900	4,950.	483,200	894,000	Year End Roll
2018	104	FV	405,900	4900	4,950.	352,500	763,300	Year End Roll
2017	104	FV	379,700	4900	4,950.	307,000	691,600	Year End Roll
2016	104	FV	379,700	4900	4,950.	261,500	646,100	Year End
2015	104	FV	336,700	4900	4,950.	255,800	597,400	Year End Roll

TAX DISTRICT							PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRENI ESTHER J/	71573-1	1	9/4/2018		1,305,011	No	No		
FRENI ESTHER J,	65346-141		5/11/2015	Convenience	99	No	No		
FRENI ESTHER/TR	64107-216		8/20/2014	Convenience	99	No	No		
FRENI ESTHER/TR	53258-460		7/23/2009	Family	1	No	No		
FRENI ESTHER	50089-382		9/12/2007	Family	1	No	No		
FRENI ESTHER/TR	49031-591		2/26/2007	Family	1	No	No		
FRENI ESTHER	44173-418		11/24/2004	Family	1	No	No		
	19547-120		12/1/1988		1	No	No	A	

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name			
5/14/2019		SQ Returned										JO	Jenny O					
10/31/2018		MEAS&NOTICE										HS	Hanne S					
1/24/2009		Meas/Inspect										336	PATRIOT					
3/17/2000		Inspected										264	PATRIOT					
2/16/2000		Measured										264	PATRIOT					
8/11/1993													RV					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	Full Bath: 2	Rating: Good	A Bath:	Rating:									<p>ENT (28 Sym Area By Label : HST = 1200 SFL = 1200 FFL = 1161 BMT = 1161 OFP = 339 ENT = 25</p>																																																																																																				
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:																																																																																																													
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																																																																																																													
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:																																																																																																															
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 2	Rating: Good																																																																																																													
Roof Cover: 1 - Asphalt Shgl	A Kits:	Rating:	Fpl:	Rating:	WSFlue:	Rating:																																																																																																												
Color: GRAY																																																																																																																		
View / Desir:																																																																																																																		
GENERAL INFORMATION																																																																																																																		
Grade: C - Average																																																																																																																		
Year Blt: 1915	Eff Yr Blt:																																																																																																																	
Alt LUC:	Alt %:																																																																																																																	
Jurisdct:	Fact: .																																																																																																																	
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Lump Sum Adj:																																																																																																																		
INTERIOR INFORMATION																																																																																																																		
Avg Ht/FL: STD																																																																																																																		
Prim Int Wal 2 - Plaster																																																																																																																		
Sec Int Wall:	%																																																																																																																	
Partition: S - Typical																																																																																																																		
Prim Floors: 3 - Hardwood																																																																																																																		
Sec Floors:	%																																																																																																																	
Bsmnt Flr: 12 - Concrete																																																																																																																		
Subfloor:																																																																																																																		
Bsmnt Gar:																																																																																																																		
Electric: 3 - Typical																																																																																																																		
Insulation: 3 - Typical																																																																																																																		
Int vs Ext: S																																																																																																																		
Heat Fuel: 1 - Oil																																																																																																																		
Heat Type: 3 - Forced H/W																																																																																																																		
# Heat Sys: 2																																																																																																																		
% Heated: 100	% AC:																																																																																																																	
Solar HW: NO	Central Vac: NO																																																																																																																	
% Com Wal	% Sprinkled																																																																																																																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																																																																																										
SPEC FEATURES/YARD ITEMS																																																																																																																		
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